

012.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

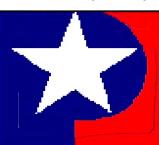
Total Card / Total Parcel  
1,101,400 / 1,101,400

USE VALUE:

1,101,400 / 1,101,400

ASSESSED:

1,101,400 / 1,101,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
28-30		ALFRED RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	OBER JULIA M &	
Owner 2:	OBER MARION M/ TRUSTEE	
Owner 3:	MARION M OBER REVOCABLE TR	

Street 1:	88 OXFORD STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	OBER MARION M/JULIA M -
Owner 2:	-

Street 1:	88 OXFORD STREET
Twn/City:	ARLINGTON

St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 5,250 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3154 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Brdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R2	TWO FAMIL	100	water	

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		

t		Gas:	

LAND SECTION (First 7 lines only)	
Use	Description

Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5250		Sq. Ft.	Site		0	80.	1.10	1									462,000						462,000	

Total AC/Ha: 0.12052

Total SF/SM: 5250

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 462,000

Spl Credit

Total: 462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

1,101,400 / 1,101,400

APPRAISED: 1,101,400 / 1,101,400

USE VALUE: 1,101,400 / 1,101,400

ASSESSED: 1,101,400 / 1,101,400

Entered Lot Size

Total Land:

Land Unit Type:

02/10/18

USER DEFINED

Prior Id # 1: 9190

Prior Id # 2:

Prior Id # 3:

12/10/20 16:49:55

PRINT

Date Time

12/10/20 16:49:55

LAST REV

Date Time

03/05/18 09:09:40

ekelly

1162

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBER MARION M/J	63214-52		1/27/2014	Convenience		10	No	No	
BYRNE ROBERT W	41757-591		1/9/2004		600,000	No	No		
BYRNE JEAN L	26190-139		4/1/1996			1	No	No	A

**BUILDING PERMITS****ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/17/2017	52	Insulate	6,674	C					2/10/2018	MEAS&NOTICE	BS	Barbara S
5/28/2001	357	Porch	10,000	C				EXTEND REAR PORCH	4/30/2009	Measured	372	PATRIOT
									4/14/2004	MLS	HC	Helen Chinal
									9/27/1999	Mailer Sent		
									9/27/1999	Measured	263	PATRIOT
									7/24/1997		TH	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>						
Type: 13 - Multi-Garden	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 2 Total: 2	Full Bath: 3 Rating: Good	A Bath: Rating:	3/4 Bath: Rating:	BK:14435 PG:226.									
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	A 3QBth: Rating:	1/2 Bath: Rating:	A HBth: Rating:										
Sec Wall: %	Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	OthrFix: Rating:												
Color: YELLOW	View / Desir:	Kits: 2 Rating: Very Good	A Kits: Rating:	Fpl: Rating:	WSFlue: Rating:										
<b>GENERAL INFORMATION</b>			<b>CONDOS INFORMATION</b>												
Grade: C - Average	Year Blt: 1923	Eff Yr Blt:	Location:	Total Units:	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:	Alt %:		Floor:	Other											
Jurisdct:	Fact: .		% Own:	Upper											
Const Mod:			Name:	Lvl 2											
Lump Sum Adj:				Lvl 1											
<b>INTERIOR INFORMATION</b>			<b>DEPRECIATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Phys Cond: GV - Good-VG	Functional: %	Economic: %	Exterior:	No Unit	RMS	BRS	FL					
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet 25%	Special: %	Override: %	Total: 10.8 %	Interior:	1	6	2						
Bsmnt Flr: 14 - Asphalt Tile	Subfloor:	Bsmnt Gar:				Additions:	1	5	2						
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S				Kitchen:									
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	# Heat Sys: 2				Baths:									
% Heated: 100	% AC:	Solar HW: NO				Plumbing:									
% Com Wall	% Sprinkled:					Electric:									
<b>CALC SUMMARY</b>			<b>COMPARABLE SALES</b>						<b>SUB AREA</b>						
Basic \$ / SQ: 170.00	Size Adj.: 1.05871928	Const Adj.: 0.98745072	Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>
Adj \$ / SQ: 177.724	Other Features: 139500	Grade Factor: 1.00								Sub Area	% Usbl	Descrip	% Type	Qu # Ten	
NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val					BMT	100 RRM		50 A		
Adj Total: 710404	Depreciation: 76724	Juris. Factor: Before Depr: 177.72													
Depreciated Total: 633680		Special Features: 0			Val/Su Net: 138.88										
		Final Total: 633700			Val/Su SzAd: 246.67										
<b>MOBILE HOME</b>			Make:	Model:	Serial #:	Year:	Color:								
<b>SPEC FEATURES/YARD ITEMS</b>												<b>IMAGE</b>			

